

STEPHENS/MOZINGO LIVING TRUST/MOZINGO RALPH SCOTT
825 N FLETCHER AVE
FERNANDINA BEACH, FL 32034

00-00-31-134B-0184-0000

BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

Exterior Wall

10 ABOVE AVG 100

Roof Structure

03 GABLE/HIP 100

Roof Cover

03 COMP SHNGL 100

Interior Wall

05 DRYWALL 100

Interior Floor

12 HARDWOOD 70

Interior Floor

11 CLAY TILE 30

Air Condition

03 CENTRAL 100

Heating Type

04 AIR DUCTED 100

Bedrooms

3 100

Bathrooms

2 100

Frame

02 WOOD FRAME 100

Stories Units

1. 1. 100
0 100

BUD8 Adjustme

02 DIST FB 100

Occupancy

00 NONE 100

Quality

05 Quality Level 05

DOR CODE

0100 SINGLE FAMILY

MAP NUM

MKT AREA

01

NEIGHBORHOOD/LOC

1041.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

YEAR

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

1,410

100

1993

1,410

225,005

BAS

40

100

2019

40

6,383

DCK

205

10

2019

20

3,191

FOP

115

30

1993

34

5,425

FOP

36

30

2019

11

1,755

TOTALS

1,806

1,515

241,760

EXTRA FEATURES

L N

OBI/XF CODE

DESCRIPTION

BLD CAP

L

W

UNITS

UT

Adj R

ADJ UNIT PRICE

ORIG COND

YEAR ON

YEAR ACTUAL

Q

% COND

OBI/XF MKT VALUE

NOTES

1

0855

CONC PAVER

0 100

0

0

1,610.00 SF

10.00

10.00

100

2019

2019

3

97

15,617

2

1076

TRELLIS A

0 100

0

0

205.00 SF

7.50

7.50

100

2019

2019

3

87

1,338

3

0855

CONC PAVER

0 100

0

0

881.00 SF

10.00

10.00

100

2019

2019

3

97

8,546

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPHT FACT

% COND

TOT ADJ

UNIT PRICE

ADJ UNIT PRICE

LAND VALUE

OTHER ADJUSTMENTS AND NOTES

YEAR

DENSITY

DECL

FRZ

YR

CONSRV

1

000100

C

RES

100

R-2

50.00

100.00

50.00

FF

1.00

1.00

1.00

5,300.00

5,300.00

265,000

REVIEW DATE

12/05/2019

BY

DJ

Total Acres:

0.00

Total Land Value:

265,000

Market:

0

Agricultural:

0

Common:

265,000

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MARKET ADJUSTMENTS

TYPEMDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0900

01

1,515

132.8448

175.36

265,670

1959

2005

0

0

0

9.00

91.00

VALUATION BY

Tax Group: 2

Tax Dist:

BUILDING MARKET VALUE

TOTAL MARKET OB/XF VALUE

TOTAL LAND VALUE - MARKET

TOTAL MARKET VALUE

SOH/AGL Deduction

ASSESSED VALUE

TOTAL EXEMPTION VALUE

HX HB

BASE TAXABLE VALUE

TOTAL JUST VALUE

NCON VALUE

INCOME VALUE

PREVIOUS YEAR MKT VALUE

371,357

25,501

265,000

661,858

5,302

656,556

50,722

605,834

661,858

0

643,872

PERMIT NUM

DESCRIPTION

AMT

ISSUED

20182405

ACCESSORY

167,264

07/11/2018

20101055

H/AC

4,200

06/28/2010

20100727

REMODEL

8,057

05/03/2010

20033702

REMODEL

3,000

08/20/2003

2002340

ELEC OTHER

0

03/02/2000

990493

ELEC OTHER

0

08/21/1999

SALES DATA

OFF RECORD Number

DATE

TYPE INST

QUANTITY

VOLUME

RSN CD

SALE PRICE

2457/1715

4/26/2021

WD

U

I

11

100

GRANTOR: STEPHENS PATRICIA R

GRANTEE: STEPHENS/MOZINGO LI

2031/1599

3/03/2016

WD

Q

I

01

330,000

GRANTOR: TAYLOR ROBERT B & LEN

GRANTEE: STEPHENS PATRICIA R

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W2 N10 W15 S10 W19 S16 BAS=[YR=2019] W4 S10 FOP=[YR=2019] S9 DCK=[YR=2019] S8 E40 N8 W13 FOP=[YR=1993] W23 S5 E23 N5\$ S5 W23 N5 W4 \$ E4 N9 W4\$ E4 N10\$ S19 E36 N35 \$

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[illegible]